



FREDERICK

PLANNING

November 16, 2022

Guy H. Gockley, Engineer
FirstEnergy Environment
Dept PO Box 16001
Reading, PA 19612-6001
610-921-6920 (office) | 610-568-4926 (cell)
ggockley@firstenergycorp.com

Re: 22-964ZD for 421 E. Patrick St, Frederick, MD 21701

Dear Mr. Gockley:

Staff is pleased to present this zoning determination report in response to your letter asking for confirmation as to whether oil operations at the Property are allowed by the applicable zoning. Other than the plat (Attachment 1) referenced in the request letter, no graphics, maps, or other supporting attachments were included with the request, and no new development or structures or renovation to existing development or structures was proposed for consideration. For those reasons, this zoning determination is strictly limited to the determining the appropriateness of an oil operations use on the Property at 421 E. Patrick, generally.

Under the current zoning map, the Property is zoned Light Industrial (MI) with a large portion of the property within the Carroll Creek Overlay (CCO), a small portion along the eastern boundary appearing to be within the Airport noise overlay (AO), and a northern property line adjacent to the Frederick Town Historic District Overlay (HPO). (Attachment 2)

The MI district is intended to provide for offices and those industrial activities which do not require special measures to control odor, dust, or noise and which do not involve hazardous materials and whose environmental impacts are contained within the property limits. Residential uses are not appropriate for this zone. The CCO is intended to reinforce the planned high-quality, pedestrian-friendly environment—including control of signage and visual clutter—along the Carroll Creek corridor, an important focal point and economic development area of downtown Frederick. The AO district pertains primarily to the impact of airport noise upon residences within the AO and would not, therefore, pose a constraint to this industrial property. (Attachment 2)

The principal use of the Property is service operations for a power utility company. The operations include offices, storage for service trucks, maintenance garage, and outdoor storage; and oil operations would be considered an allowable accessory activity to the principal use and structure. Accessory uses and structures are customarily incidental to the permitted principal use or structure, clearly subordinate to the permitted principal use or structure, and do not significantly alter the character of the permitted principal use or structure, subject to the requirements of Section 803 of the Land Management Code (LMC).

If you have any further questions, please do not hesitate to contact me at (301) 600-3187 or ssuarez@cityoffrederickmd.gov.

The purpose of the service provided by the Zoning Administrator regarding determinations and/or interpretations is to identify the zoning of a particular property, to verify that a use is permitted or permissible in a specific Zoning District and to clarify and interpret the Land Management Code. Any questions regarding specific regulations and requirements for a site or sites' compliance with the Land Management Code not addressed in this letter shall not be the responsibility of the Zoning Administrator. It is the responsibility of the applicant, property owner and/or property purchaser to review the project site plans and the Land Management Code for compliance.

This determination refers solely to the referenced property and is not binding upon the City, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property. Please be advised that any person aggrieved, or any officer, department or agency of The City of Frederick affected by an order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of the provisions of the Land Management Code may appeal said decision within thirty days to the Zoning Board of Appeals.

Sincerely,

In Concurrence,

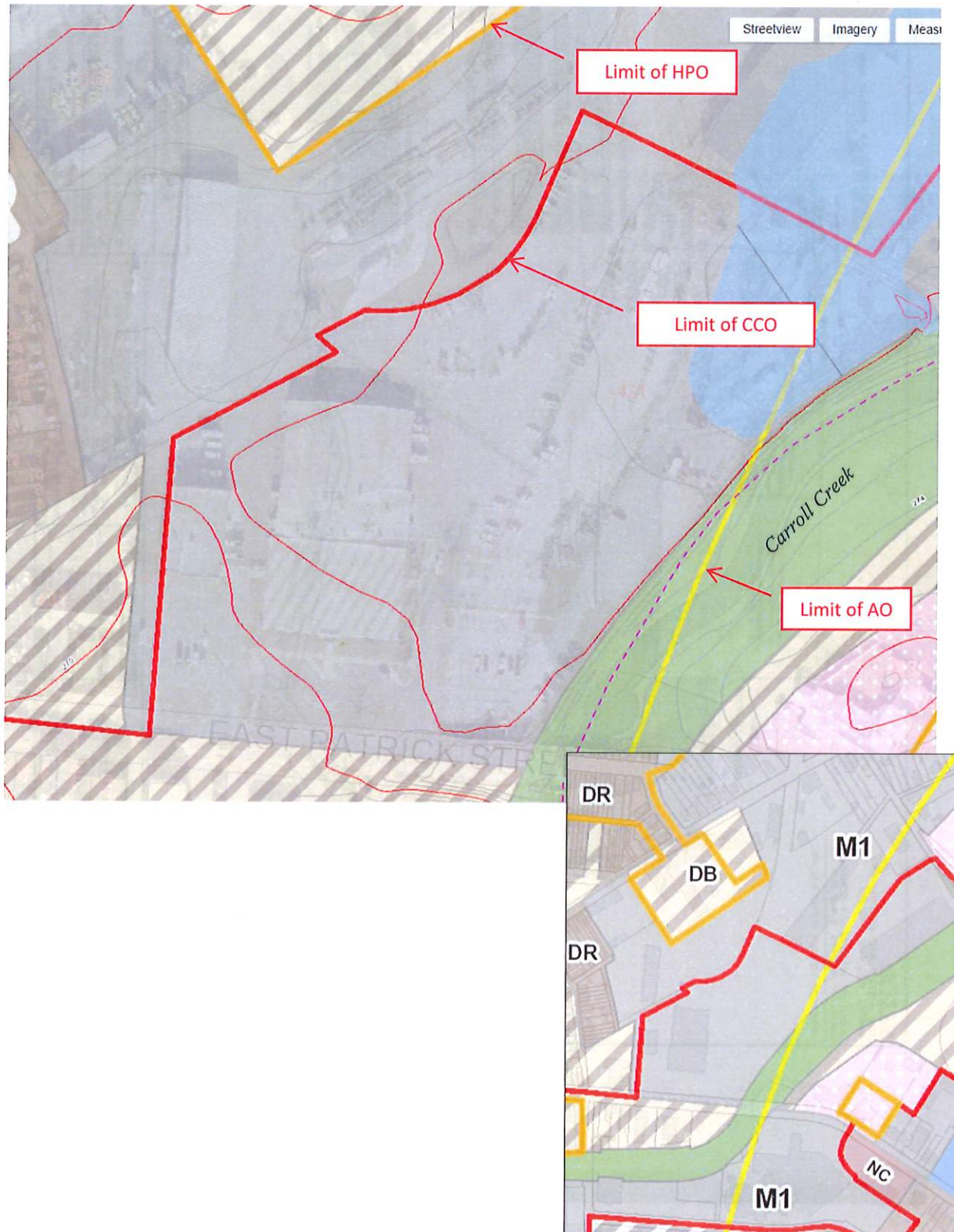


Sharon Kemper Suarez, MPA, AICP
City Planner



Joseph A. Adkins, AICP
Zoning Administrator

Attachment 2 – Zoning Map



October 10, 2022

City of Frederick, Maryland
140 W. Patrick Street
Frederick, MD 21701

RE: Zoning Determination Letter
The Potomac Edison Company
421 E. Patrick St, Frederick, MD 21701

I am requesting a Zoning Determination letter for the below identified property.

Owner of Record: The Potomac Edison Company
Address: 421 E. Patrick St, Frederick, MD 21701
Tax Account: 1102097109
Tax Map/Parcel: 0414/1267A
Plat: 0027/0184
Census Tract: 772200
Property Use: Electric Utility

The facility is re-applying for an Oil Operations Permit and as part of the application the facility needs confirmation it complies with the zoning requirements.

Requesting Individual:

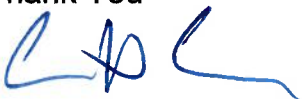
Guy H Gockley
FirstEnergy Environment Dept
PO Box 16001
Reading, PA 19612-6001
610-921-6920 (office)
610-568-4926 (cell)

To whom the letter should be addressed: Guy H Gockley.

Where to email the completed letter: ggockley@firstenergycorp.com

Citizen Portal Account Name: ggockley@firstenergycorp.com

Thank You



Guy Gockley
Engineer
Environment Dept
FirstEnergy Corp